185.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	903,100 / 903,100
					USE VALUE:	903,100 / 903,100
					ASSESSED:	903,100 / 903,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVER LEONARD W & LOUISE L
Owner 2:	TRS/ LEONARD W SILVER TRUST
Owner 3:	LOUISE L SILVER TRUST
Street 1:	271 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SILVER LEONARD W & LOUISE L -
Owner 2:	-
Street 1:	271 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 13,360 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2241 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13360.000	328,500		574,600	903,100
Total Card	0.307	328,500		574,600	903,100
Total Parcel	0.307	328,500		574,600	903,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.06 | /Parcel: 403.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	124181
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,500	0	13,360.	574,600	903,100	903,100	Year End Roll	12/18/2019
2019	101	FV	304,800	0	13,360.	574,600	879,400	879,400	Year End Roll	1/3/2019
2018	101	FV	304,800	0	13,360.	484,300	789,100	789,100	Year End Roll	12/20/2017
2017	101	FV	304,800	0	13,360.	443,200	748,000	748,000	Year End Roll	1/3/2017
2016	101	FV	304,800	0	13,360.	377,600	682,400	682,400	Year End	1/4/2016
2015	101	FV	252,900	0	13,360.	328,300	581,200	581,200	Year End Roll	12/11/2014
2014	101	FV	252,900	0	13,360.	303,700	556,600	556,600	Year End Roll	12/16/2013
2013	101	FV	252,900	0	13,360.	288,900	541,800	541,800		12/13/2012

!14348!

PRINT

Date	Time
12/11/20	04:12:30

LAST REV

Date	Time
10/10/19	10:40:04
mmcmakin	
14348	

USER DEFINED

Prior Id # 1:	124181
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVER LEONARD	1549-120	1	9/17/2019	Convenience	99	No	No		
	873-146		4/16/1976		46,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2008	807	Addition	181,500	C				14X24 ADD 1BED & 1
5/14/2004	386	Renovate	9,165			G6	GR FY06	renovate BMT FRM

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
8/20/2009	Info Fm Prmt	BR	B Rossignol
10/14/2008	Inspected	355	PATRIOT
1/5/2000	Entry Denied	163	PATRIOT
7/14/1993		MF	
1/20/1900	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13360		Sq. Ft.	Site		0	70.	0.61	7									574,559						574,600	

Total AC/HA:	0.30670	Total SF/SM:	13360	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	574,559	Spl Credit		Total:	574,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	beige		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.27537227
Const Adj.:	1.00999999
Adj $ / SQ:	122.372
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403560
Depreciation:	75062
Depreciated Total:	328498

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

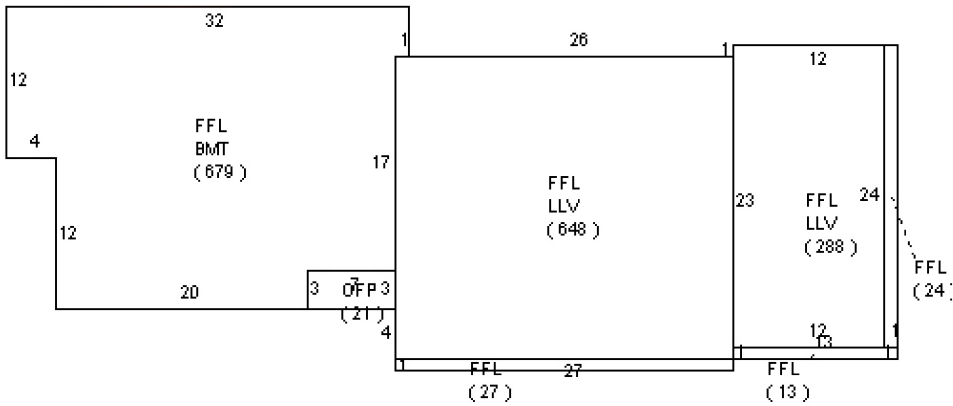
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	122.37
Special Features:	0	Val/Su Net:	99.10
Final Total:	328500	Val/Su SzAd	195.65

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,679	122.370	205,463
LLV	Lower Level	936	79.850	74,737
BMT	Basement	679	36.710	24,927
OFP	Open Porch	21	44.440	933

Net Sketched Area:	3,315			Total:	306,060
Size Ad	1679	Gross Are	3315	FinArea	2241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	